

## PART A – POLICY AND PROCEDURES

### CHAPTER 5 - CODE AND OCCUPANCY REQUIREMENTS

#### 1.0 General Information

- 1.1 DCC, on behalf of Secretary of Administration, is to develop and adopt standards for inspection and acceptance of projects for the construction of buildings and major repairs and improvements to buildings for state agencies ([K.S.A. 75-3783](#)). The standards and process developed for acceptance is outlined in this chapter. The processes include review and acceptance of code footprints, acceptance of construction documents for building codes (building, fire and life safety, electrical, mechanical and plumbing) and accessibility, acceptance of fire alarm and sprinkler shop drawing, code inspections of construction and issuance of Certificate of Occupancy Form 145.
- 1.2 Kansas State Fire Marshal Office (OSFM) and DCC have a memorandum of understanding. DCC will act as single point of contact and will coordinate with OSFM projects (as applicable in KAR 22-1-7), the reviews and acceptance of code footprints and temporary egress plans for construction on State property. DCC and OSFM (as applicable in KAR 22-1-7) will both sign code footprints and accept temporary exit plans. DCC, acting on behalf of OSFM, will perform reviews of fire alarm plans and sprinkler plans for all construction projects on State property and will perform necessary inspections during construction for code and code footprint compliance.
  - 1.2.1 Exception – In addition to DCC review, OSFM will review fire alarm and sprinkler shop drawings for Healthcare occupancies (facilities that receive Federal Center for Medicare and Medicaid Services (CMS) funding) and Childcare Occupancies. OSFM will also perform construction inspections for Healthcare and Childcare occupancies and capital improvement construction projects for the Board of Regents.
- 1.3 Effective dates of applicable building codes, accessibility laws and guidelines and energy codes for Capital Improvement Projects in State Buildings are available on Form 110 - List of Applicable Codes at <http://www.da.ks.gov/fp/manual.htm#PlanningForms>. Project architects/engineers that contract with Department of Administration shall follow the applicable codes and accessibility laws attached to their contract.
- 1.4 Information regarding document submittal requirements for DCC review and DCC processing of submittals can be found in Part A - Chapter 4 of this manual.
- 1.5 Questions regarding the building code, accessibility or requests for building code interpretations are to be forwarded to DCC in a written format.
  - 1.5.1 Form 120 - Request for Review shall be utilized and may be e-mailed. (See Part A - Chapter 4 for general requirements on use of DCC forms and submittal requirements). Any drawings provided to illustrate the questions shall be identified with a DCC project number.
  - 1.5.2 Accessibility questions regarding new construction, additions and/or renovations should be forwarded to DCC. Accessibility questions regarding Title II program accessibility should be addressed to State ADA Coordinator. (Contact information can be found at <http://da.ks.gov/ps/subject/ada.htm>).
  - 1.5.3 DCC will provide a written response to the individuals indicated on Form 120 - Request for Review

- 1.6 A permit to build will be granted when the code footprint, if applicable, and temporary egress plans, if applicable have been accepted by DCC / OSFM and construction documents have been accepted by DCC. The permit to build is issued on the Form 125 - Project Acceptance.
- 1.7 DCC, on behalf of Secretary of Administration, has authority to authorize / accept occupancy. ([K.S.A. 75-1262](#) and [K.S.A. 76-757](#)). Form 150 - Certificate of Occupancy will be issued by DCC prior to occupancy of any portion of a building that has been in construction or has a change in occupancy. For Healthcare and Childcare Occupancies and Capital Improvement Projects for the Board of Regents, OSFM will perform construction inspections prior to authorization/acceptance of occupancy.

### 2.0 Code Footprint

- 2.1 Submittal requirements and processing of code footprint can be found in Part A - Chapter 4.
- 2.2 Code Footprint is a building and life safety code compliance document that contains both graphic and narrative information and that meets the requirements of ([K.A.R. 22-1-7](#)). It is required to be submitted for all new construction, additions, and building renovation/remodeling affecting active or passive life safety systems or change in occupancy of buildings on State Property.
- 2.3 The code footprint must be acceptable to OFPM/OSFM and Form 125 – Project Acceptance issued to receive a permit to build or for documents to be released for bidding on DCC plan room.
- 2.4 The construction shall comply with the accepted code footprint. If modifications occur during construction, the code footprint shall be revised and resubmitted for acceptance. (See Part A – Chapter 4).

### 3.0 Accessibility Laws and Guidelines

- 3.1 Submittal requirements and processing of accessibility analysis can be found in Part A - Chapter 4.
- 3.2 All buildings on state owned property are subject to federal [28 CFR Part 35] and state accessibility laws, ([K.S.A. 58-1301 et seq](#)), which mirror title II of the Americans with Disabilities Act (ADA). 2010 ADA Standards for Accessible Design (2010 ADA Standards) are the effective federal and state accessibility requirements.
- 3.3 The Project Architect/Engineer is responsible for compliance with Section 3.2 where applicable on all new construction, additions and renovation projects. DCC and the state ADA coordinator will review all projects for compliance with appropriate accessibility guidelines and applicable title II requirements during all phases of a project. ([K.S.A. 58-1304](#)).
- 3.4 Any 2010 Design Standards or Title II issues, including program accessibility, will be resolved by the state ADA coordinator. (Contact information can be found at <http://www.da.ks.gov/ps/subject/ada.htm>) Note: There appears to be stronger integration of program and policy requirements in areas such as higher education facilities in Part 35 policy regulations.
- 3.5 The following is a list of accessibility elements commonly omitted on projects. This list is provided for the benefit of the Project Architect/Engineer. This list is not all inclusive and does not relieve the Project Architect/Engineer from the burden of complying with current accessibility standards required by the state of Kansas.

- 3.5.1 Multistory governmental facilities are required to have at least one passenger elevator. Single story buildings with a code compliant mezzanine are not considered multistory facilities.
- 3.5.2 Path of travel requirements are triggered when alterations are being made to a primary function area of a facility, and up to 20% of the construction budget is required to make alterations to meet path of travel requirements. (See Part A – Chapter 4 and Form 115 – Path of Travel for submittal requirements.)
- 3.5.3 Accessibility improvements that are required to make a facility accessible to individuals with disabilities shall be provided in the base bid contract, except when the project is limited solely to accessibility improvements.
- 3.5.4 Dispersion of accessible seating in assembly areas with > 50 occupants.
- 3.5.5 Parking and drop off areas.
- 3.5.6 Exterior accessible routes.
- 3.5.7 Required number of accessible entrances and exits.
- 3.5.8 Door opening forces.
- 3.5.9 Control mechanisms, operable by the public, such as automatic door openers, elevator hall call buttons, door handles, light switches, and etc. should be no higher than 38”.
- 3.5.10 Reception counters.
- 3.5.11 Areas of rescue assistance requirements.
- 3.5.12 Accessible means of egress (2010 ADA Standards – After consultation with State ADA Coordinator and OSFM it has been determined the 2006 IBC will be the referenced code for this requirement.)
- 3.5.13 Fire alarm requirements.

#### 4.0 Construction Separation and Temporary Egress Plans

- 4.1 IFC 2006 and NFPA 241 are applicable for construction occurring when a building is occupied. Per the IFC/NFPA documents, temporary separation walls are required and shall be identified on construction separation and temporary egress plans.
- 4.2 If construction separation or temporary egress plans are required, plans indicating construction separation and temporary egress are required to be submitted and accepted by DCC and OSFM prior to issuance of a Permit to Build or release of bid document deliverable to DCC plan room.
- 4.3 Submittal requirements and processing of construction separation plans can be found in Part A - Chapter 4.

#### 5.0 Energy Code Compliance

- 5.1 All new buildings or additions and all buildings renovated, retrofitted or repaired shall comply with 2006 Edition of the International Code (IECC) or ASHRAE 90.1-2007 or as an alternative the Project Architect/Engineer may seek to comply with a functionally equivalent standard as provided in K.A.R.1-67-2 AND 1-67-3.

- 5.1.1 When the project is a renovation, retrofit or repair compliance will only be required on systems or components being replaced or altered.
- 5.2 The Project Architect/Engineer shall attest compliance as follows:
  - 5.2.1 Indicate as requested by DCC during of Permit to Build submittal or bid document deliverables.
  - 5.2.2 If the project complies with ASHRAE or IECC additional documentation is not required.
  - 5.2.3 If the Project Architect/Engineer is seeking compliance with a functionally equivalent standard, a report as required in [K.A.R.1-67-2](#) and [1-67-3](#) will be required to be submitted. Information is received and filed by DCC. DCC will not review or certify acceptance of the information provided.
- 6.0 Construction Document Reviews
  - 6.1 Submittal requirements and processing of construction documents can be found in Part A - Chapter 4.
  - 6.2 Final construction documents sealed by a Project Architect/Engineer are to be submitted to receive a permit to build.
  - 6.3 Construction documents are to contain adequate information so compliance with applicable building codes and accessibility laws and guidelines can be determined. Form 123 - Construction Documents Checklist available at [www.da.ks.gov/fp/](http://www.da.ks.gov/fp/) outlines required information to be provided.
  - 6.4 A statement of special inspection shall be provided per applicable building codes. The Project Architect/Engineer may reference the project specifications in lieu of a separate statement.
- 7.0 Fire Alarm and/or Sprinkler Shop Drawings
  - 7.1 DCC, acting on behalf of OSFM will perform reviews of fire alarm and sprinkler shop drawings. In addition to DCC review, OSFM will review fire alarm and sprinkler shop drawings for Healthcare occupancies (facilities that receive Federal Center for Medicare and Medicaid Services (CMS) funding). DCC will coordinate the OSFM review of these shop drawings.
  - 7.2 ALL Fire alarm and fire sprinkler systems modifications or installations will require shop drawings unless exempted under the Limited Scope criteria listed in Part A – Chapter 4.
  - 7.3 Submittal requirements and processing of fire alarm and sprinkler shop drawings can be found in Part A - Chapter 4.
  - 7.4 Installation of the systems shall not begin until Form 125 - Project Acceptance Record has been issued.
- 8.0 Required DCC Code Inspections
  - 8.1 It is the responsibility of the Owner to verify the scheduling of construction inspections with DCC inspector and when required with OSFM. ([K.S.A. 75-3783](#))
    - 8.1.1 For OFPM Design Section construction projects and projects receiving DCC Full Services, OFPM Design Section and DCC will, on the behalf of the Owner, verify the scheduling of construction inspections with DCC inspector and when required with OSFM.

- 8.2 DCC performs required code inspections during construction for the Secretary of Administration and on behalf of the OSFM except as noted. These inspections are required for Certificate of Occupancy Form 150. ([K.S.A. 75-1262](#) and [K.S.A. 76-757](#))
- 8.2.1 Healthcare occupancies (such as state hospitals and KUMED Hospital) and childcare occupancies and Capital Improvement Projects for Board of Regents require joint inspection by DCC and OSFM. OSFM is to be contacted for a 50% construction inspection and the final inspection. OSFM is to be contacted at their main office at 785-296-3401 to schedule the inspections. Refer to Section 8.6 for procedures for Final Inspection for Occupancy.
- 8.3 DCC inspector shall be scheduled for the following required code inspections (if component is included in the project). Reference Form 130 - Required Inspections for descriptions:
- 8.3.1 Construction Separation and Temporary egress if existing building is occupied
  - 8.3.2 Footings and Foundations
  - 8.3.3 Underfloor / Underslab
  - 8.3.4 MEP Underground (not associated with underfloor / underslab)
  - 8.3.5 Framing
  - 8.3.6 In-wall
  - 8.3.7 Fire-resistive assemblies and fire-resistant penetrations
  - 8.3.8 Above ceiling
  - 8.3.9 Fire Alarm
  - 8.3.10 Sprinkler and standpipe
  - 8.3.11 Emergency lighting
  - 8.3.12 Back-up Power Sources
  - 8.3.13 Fire Pump
  - 8.3.14 Elevator (witness the load testing and verify accessibility)
  - 8.3.15 Roof inspections, including tear-off, insulation, membrane placement, flashing
  - 8.3.16 Emergency Power
  - 8.3.17 Smoke Control Systems
  - 8.3.18 Pressure testing of Piping
  - 8.3.19 Locking systems
  - 8.3.20 Final inspection for Occupancy and/ or Partial Occupancy (Refer to 8.6 for procedures and 8.2.1 for required DCC and OSFM joint inspections.)
- 8.4 A DCC Project Number must be issued and a Permit to Build (Form 125 - Project Acceptance) issued prior to scheduling a code inspection.
- 8.5 The fire alarm and sprinkler shop drawings must be accepted by DCC prior to scheduling a code inspection for the fire alarm and/or sprinkler installation.
- 8.6 For Final Inspection for occupancy and/or partial occupancy, the Owner (or his designee) must submit Form 120a - Request for Occupancy at least four weeks prior to construction completion or occupancy. Within 48 hours of receipt, DCC will review status of required submittals and indicate if the final inspection can or cannot be scheduled. If a final inspection cannot be scheduled, the Owner will be informed of items required to be completed. If final inspection can be scheduled, Form 102a - Request for Occupancy will indicate personnel required to be contacted. The scheduling of DCC inspector to be per 8.7.
- 8.6.1 If the construction project timeframe is less than 90 days, the submittal of Form 120a - Request for Occupancy can occur one week prior to construction completion or occupancy.

- 8.6.2 For OFPM Design Section construction projects and projects receiving DCC Full Services, OFPM Design Section and DCC will, on the behalf of the Owner, submit Form 120a - Request for Occupancy.
- 8.7 The required code inspections listed above shall be coordinated with DCC inspector via individual cell telephones. Telephone contact is to be a minimum of 3 working days prior to anticipated inspection. DCC inspectors do not have continual access to e-mail and therefore, e-mail contact does not constitute timely contact. Inspection confirmation may occur via e-mail.
- 8.8 If the DCC inspector has available time within his work schedule, the inspection may not be subject to the minimum 3 working days.
- 8.9 It shall be the responsibility of the Project Architect/Engineer or Owner to assure the minimum 3 working day notice is being maintained.
- 8.10 DCC inspectors can defer code inspections as follows:
  - 8.10.1 DCC inspector to review installation and set standard by which installation will be inspected. First inspection of a component is to be completed by DCC inspector.
  - 8.10.2 Owner, Contractor or Project Architect/Engineer is to contact DCC inspector for all required code inspections.
  - 8.10.3 Inspector will indicate availability to make an inspection. Inspector will determine if he, another DCC employee, Project Architect/Engineer or Owner can perform inspection. Inspector will inform Contractor and agency representative regarding who will be performing inspection
  - 8.10.4 If Owner or Project Architect/Engineer personnel perform inspection, the installation will be documented with pictures. Personnel performing inspection shall forward pictures to DCC Inspector with a completed Deferred Inspection Record Form 140.
  - 8.10.5 DCC inspector (or other DCC personnel) will not defer and shall be present at the following code required inspections: fire alarm system, sprinkler system, fire pump, standpipes, back-up power sources, emergency lighting, accessibility and final inspection for occupancy and/or partial occupancy.
- 8.11 DCC inspector will complete Form 135 - Inspection Record for each inspection. A copy of this form will be e-mailed to the Owner. It is the responsibility of the Owner to forward to the Project Architect/Engineer and Contractor.
- 9.0 Certificate of Occupancy
  - 9.1 Form 150 - Certificate of Occupancy will be issued electronically via e-mail when DCC and OSFM inspectors or OSFM designee (when required) have performed the final inspection and as follows in this section.
    - 9.1.1 A Certificate of Occupancy will not be issued to a project that does not have a DCC project number.
  - 9.2 Prior to requesting a final inspection for Occupancy, the Owner is to submit a Form 120a - Request for Occupancy per section 8.0 of this chapter. Failure to submit the form and schedule DCC and OSFM (when required) for an inspection will result in denial of occupancy.

- 9.3 Health care occupancies such as state nursing homes, state hospitals and KUMED Hospital and for childcare occupancies (licensed by KDHE) and Capital Improvement Projects for Board of Regents require inspection by DCC and OSFM or OSFM designee. The inspection is to be scheduled as a joint inspection with DCC and OSFM. Owner or his designee is responsible to contact OSFM to schedule the inspection.
- 9.4 Form 150 - Certificate of Occupancy will be issued by DCC when DCC personnel and OSFM (as required in 9.3) have determined all applicable life safety systems and accessibility items have been verified acceptable and as outlined on the Form 145 - Occupancy Checklist and as follows:
  - 9.4.1 Occupying a portion of a project:
    - 9.4.1.1 Floor plan is submitted per Part A – Chapter 4.
    - 9.4.1.2 If the project was not bid through DCC plan room, the Contractor shall agree in writing to complete and correct all work for the project in accordance with contract documents within a time specified after the date of such occupancy.
    - 9.4.1.3 If the project was bid through DCC plan room, in addition to 9.3.1.1, Form 570 - Certificate Substantial Completion along with Project Architect/Engineers punch list will need to be issued and signed by the Contractor and forwarded to DCC.
  - 9.4.2 Occupying a project that is substantially complete (Contractor has a list of items to complete):
    - 9.4.2.1 If the project was not bid through DCC plan room, the Contractor shall agree in writing to complete and correct all work for the project in accordance with contract documents within a time specified after the date of such occupancy.
    - 9.4.2.2 If the project was bid through DCC plan room, Form 570 - Certificate Substantial Completion along with Project Architect/Engineers punch list will need to be issued and signed by the Contractor and forwarded to DCC.
  - 9.4.3 Occupying a project that is complete (Contractor has completed all contract document items):
    - 9.4.3.1 This applies to project bid through DCC plan room. The Project Architect/Engineer and Owner recommends by e-mail to DCC the project is complete and the Project Architect/Engineer routes Form 575 - Certificate of Project Completion (Reference Part B – Chapter 6).

### END OF CHAPTER